



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

MAY 18, 2006

PRESENT: Kennett, Fruit, Martin, Pyle

ABSENT: None

LATE: None

STAFF: Senior Planner (SP) Linder, Senior Planner (SP) Marlatt

REGULAR MEETING

Chairman Martin called the meeting to order at 7:18 p.m.

DECLARATION OF POSTING OF AGENDA

Senior Planner Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Chairman Martin opened/closed the public comment period. No public comments were received.

MINUTES: April 20, 2006

BOARD MEMBERS KENNETT/FRUIT MOTIONED TO APPROVE THE MINUTES OF THE APRIL 20, 2006 MEETING WITH THE FOLLOWING CORRECTION:

Board member Kennett abstained from participating on preliminary site review SR-06-03 – FOOTHILL-THE INSTITUTE but participated on preliminary site review SR-06-05: LAUREL-TRADER JOE'S.

THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:

AYES: FRUIT, KENNETT, MARTIN, PYLE

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

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SUBCOMMITTEE:

NO COMMENTS WERE GIVEN BY THE BOARD.

PUBLIC HEARING:

BOARD MEMBER MARTIN STEPPED DOWN FOR THIS ITEM

- 1) **SITE REVIEW, SR-06-09: DOUGHERTY-COYOTE ESTATES @ CAPRIANO:** A request for site and architectural plan approval for Phase 7B (10 units) to be constructed on the west side of Dougherty.

BOARD MEMBERS FRUIT/PYLE MOTIONED TO APPROVE THE RESOLUTION WITH THE FOLLOWING MODIFICATIONS:

- The single family detached units on lots 2, 5, and 6 shall meet the required five foot setback.
- Front yard landscape plans shall be approved by the ARB subcommittee prior to issuance of a Certificate of Occupancy.

THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES:	FRUIT, KENNETT, PYLE
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	MARTIN

BOARD MEMBER KENNETT STEPPED DOWN FOR THIS ITEM

- 2) **SITE REVIEW, SR-06-03: FOOTHILL-THE INSTITUTE:** A request for site, architectural and landscape plan approval for an approximately 167,500 sq. ft. mathematics conference center with a 34,385 sq. ft. underground parking garage containing 76 spaces and a new surface parking lot to replace an existing parking lot on a parcel of approximately 54 acres located at 14830 Foothill Ave. The proposed development is located within the Planned Unit Development zoning district. (APN 825-30-07)

BOARD MEMBERS FRUIT/PYLE MOTIONED TO APPROVE THE RESOLUTION WITH THE FOLLOWING MODIFICATIONS:

- Final landscape plans shall indicate that the nine 24-inch box olive trees lining the pedestrian walkway down the center of the parking lot shall be in 42-inch containers.

THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES:	FRUIT, MARTIN, PYLE
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	KENNETT

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- 3) **SITE REVIEW, SR-06-05: LAUREL-TRADER JOE'S:** A request for site, architectural and landscape plan approval for a 13,520 sq. ft. specialty grocery store proposed for a vacant 2.59 ac. parcel northerly of the Walnut Grove Dr./Laurel Rd. intersection to be located within the CG (General Commercial) zoning district. (APN 726-43-06)

BOARD MEMBERS KENNET/PYLE MOTIONED TO APPROVE THE RESOLUTION WITH THE FOLLOWING MODIFICATIONS:

- Final landscape plans shall substitute Coast redwoods for the Deodar cedar trees. The three coast redwoods between the loading dock and the north property line shall be 24-inch box.
- A power management plan together with a final lighting plan shall return to an ARB subcommittee for final approval that reduces energy consumption during store closure while providing adequate security, as well as consistency with the electrical code. The plan shall also demonstrate that exterior lighting does not produce harmful effects upon the neighboring properties.
- A plexi. material sample for the wall signs shall return to an ARB subcommittee for final approval.

THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:

AYES:	FRUIT, KENNETT, MARTIN, PYLE
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	NONE

ANNOUNCEMENTS: None.

ADJOURNMENT: Chairman Martin adjourned the meeting at 8:30 p.m.

MINUTES PREPARED BY:

ERIC MARLATT
Meeting Coordinator